



LAMB & CO

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KIDBY WAY, CLACTON-ON-SEA, CO16 9FG PRICE £325,000

This two-bedroom detached house in Weeley is immaculately presented throughout, offering a stylish and modern living space. It features two well-proportioned bedrooms, ideal for small families, couples, or downsizers. The interior has been meticulously maintained, with a contemporary design and high-quality finishes throughout. The property also includes a spacious living area, a modern kitchen with up-to-date appliances, and a beautifully kept garden, perfect for outdoor entertaining. Situated in a quiet, desirable area, it offers a peaceful residential setting with easy access to local amenities and transport links.

- Two Bedrooms
- Garage/Office
- Immaculately Presented
- Weeley
- Off Road Parking
- Built In 2018
- Downstairs W.C
- EPC B



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/DINING ROOM

14'3" 11'3" (4.34m 3.43m)



W.C

4'8" 3'9" (1.42m 1.14m)



LOUNGE

14'3" 12'6" (4.34m 3.81m)



BEDROOM ONE

14'3" 11'3" (4.34m 3.43m)



BATHROOM

7'5" 7'7" (2.26m 2.31m)



BEDROOM TWO

14'3" 10'3" (4.34m 3.12m)



OUTSIDE



OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: D

Heating: Gas

Services:

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges:

Seller's Position: Needs To Find

Garden Facing: East

Map

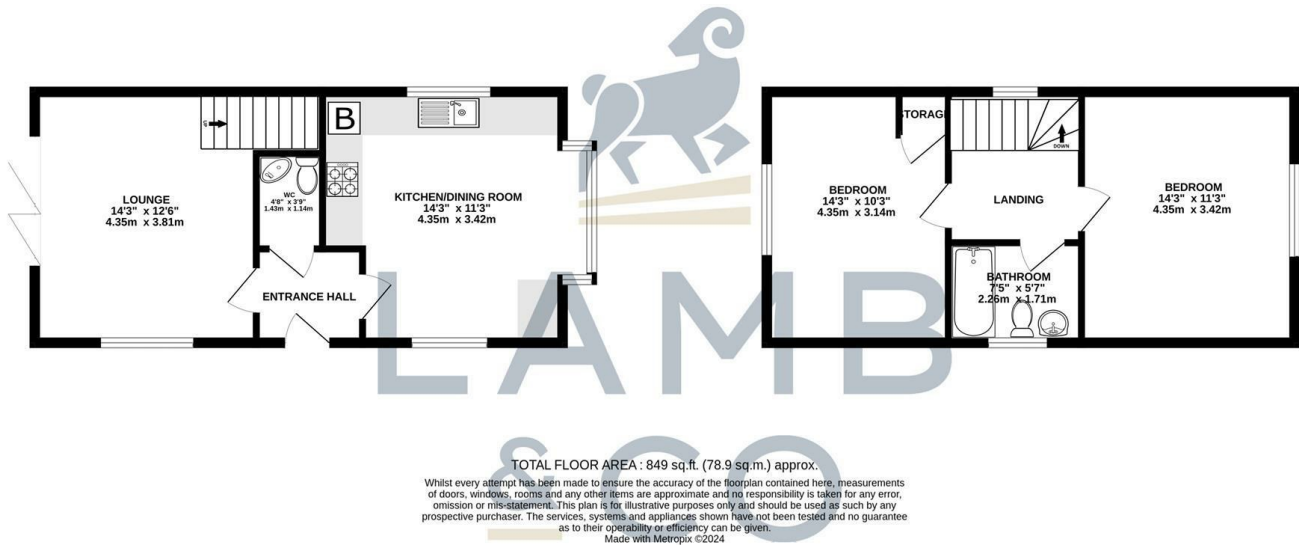


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.